



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 28, 2005

Department: Zoning, Building, and Planning Staff Contact: Mari Simbaña, Program Planner

TITLE: CONSENT: Zone Map Amendment From A-2 With A Special Use Permit For A Specific Use For Hardware & Drygood Store To C-1 (CZ-50003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the May 4, 2005 public hearing, the County Planning Commission voted (6-0; Becerra excused) to recommend approval of a zone map amendment from A-2 with a Special Use Permit for a Specific Use for Hardware & Drygood Store to C-1 on Tract A1, Lands of J. Candelaria, located at 12168 North Highway 14, containing approximately 2.35 acres. The decision was based on the following six (6) findings:

1. This is a request for approval of a zone map amendment from A-2 with a Special Use Permit for a Specific Use for Hardware & Drygood Store to C-1 on Tract A1, Lands of J. Candelaria, located at 12168 North Highway 14, containing approximately 2.35 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the (East Mountain Area Plan, Land use goal/objective 11c; Land Use policy #10) in that it maintains a community scale commercial use and continues a locally-owned and operated business.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

6. The Special Use for a Specific Use for Hardware & Drygood Store is cancelled by the establishment of the C-1 zone.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (May 6, 2005)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval